

**Mashpee Planning Board  
Minutes of Meeting  
November 18, 2015 at 7:00 p.m.  
Waquoit Meeting Room, Mashpee Town Hall  
Approved 12/2/15**

SELECTMEN  
8- COPIED

**Planning Board Members Present:** Chairman Mary Waygan, Dennis Balzarini, Joe Cummings, David Kooharian, Robert (Rob) Hansen  
**Also Present:** Tom Fudala-Town Planner; Charles Rowley-Consultant Engineer  
**Absent:** George Petersen

**CALL TO ORDER**

The Town of Mashpee Planning Board meeting was opened with a quorum in the Waquoit Meeting Room at Mashpee Town Hall by Chairman Waygan at 7:00 p.m. on Wednesday, November 18, 2015. The Pledge of Allegiance was recited.

**APPROVAL OF MINUTES—November 4, 2015**

**MOTION:** Mr. Balzarini made a motion to accept the minutes as written. Mr. Cummings seconded the motion. All voted unanimously.

**PUBLIC HEARINGS**

**7:10 Applicant:** SGFS Realty Trust / John Slavinsky et. al. Trustees  
**Location:** 424 Whitings Road (845 Falmouth Road), Assessors' Map 87, Block 7  
**Request:** Definitive Plan approval for 3-lot cluster subdivision (continued from 11-4-15)  
**ALSO:** Request for waiver of Review and Inspection fees.

**7:10 Applicant:** SGFS Realty Trust / John Slavinsky et. al. Trustees  
**Location:** 424 Whitings Road (fronts on Falmouth Road), Assessors' Map 87, Block 7  
**Request:** Special Permit approval for 3-lot cluster subdivision (continued from 11-4-15)  
The appointed time having arrived, Chairman Waygan read for the record the public hearing notices. The applicant requested a continuance to the next public hearing.

**MOTION:** Mr. Balzarini made a motion to continue the public hearings to December 2 at 7:20 p.m. Mr. Kooharian seconded the motion. All voted unanimously.

**RELEASE OF ROAD COVENANTS**

**Applicant:** Bill Roberts, Repurpose Properties LLC  
**Location:** Assessors' Map 21, Blocks 33 & 60 (12 Cypress Circle & 35 Fox Hill Road)  
**Request:** Release of Road Covenants, decision on road construction to be required for release

Mr. Fudala confirmed that he had spoken with Mr. Roberts. Mr. Fudala reported that Mr. Roberts would not be pursuing Cypress Circle but would be pursuing Fox Hill Road. Mr. Rowley confirmed that he was awaiting information from the applicant's engineer. The Chair requested that the item remain on the agenda.

**Applicant:** New Seabury Properties LLC  
**Location:** off Cross Road

**Request: Release of Road Covenants for portion of The Cottages at New Seabury, Phase II and release of performance bond for Phase I**

Mr. Fudala reported that a covenant was in place for Phase II and Cap Security for Phase I. Mr. Rowley submitted letters describing work completed on Phase I and security for Phase II. Mr. Rowley has recommended that 50% be retained for Phase I completion totaling \$29,250. John Falacci was present to represent New Seabury and was in receipt of Mr. Rowley's letters. Mr. Falacci stated their intent to use the funds being released from Phase I toward the security for Phase II. Mr. Rowley referenced his letter noting that work to be completed was listed under items 1, 5 and 7.

**MOTION: Mr. Balzarini made a motion to reduce the Security to \$29,250 for the remaining Items 1, 5 and 7. Mr. Kooharian seconded the motion. All voted unanimously.**

Planning Board members signed the Security Reduction.

Regarding the Release of Road Covenants for Phase II, Mr. Falacci referenced Mr. Rowley's 11/18/15 letter highlighting construction costs and the cost multiplier of 1.5. Mr. Falacci confirmed that a substantial amount of work had been completed so that the Security was reduced to \$163,693.50.

**MOTION: Mr. Balzarini made a motion to release the Road Covenant in exchange for a Performance Guarantee of \$163,693.50. Mr. Kooharian seconded the motion. All voted unanimously.**

Planning Board members signed the Release of Covenant document.

Mr. Falacci also referenced a Bond Reduction request for Oceanfront for which the Board required an as-built plan. Mr. Rowley noted that he had received a letter and plan today from BSS Design, but no request for a reduction. The Chair suggested that the item be added to the December 2 agenda.

**SPECIAL PERMITS**

**Applicant: The Northbridge Companies / GNRS-MA LLC**

**Location: Great Neck Road South, Assessors' Map 74, Blocks 17 and 27 & Map 75, Block 10**

**Request: Special Permit application for 70 unit Assisted Living Facility**

**REQUIRES A VOTE FOR MANDATORY REFERRAL to the Cape Cod Commission as a DRI**

The Chair read the request for the record. Mr. Fudala stated that the Special Permit was filed on Monday with Town Clerk. Mr. Rowley had been in receipt of the plans, stormwater report and application. There was agreement that the documents be held by Mr. Fudala until the applicant returns from the Cape Cod Commission. The Chair requested that plans be forwarded electronically to review in advance. Mr. Fudala stated that the plans had been submitted to the Cape Cod Commission which required referral due to the size of the project. Mr. Rowley provided comments about the project and revised plans have been submitted. The applicant will also be reviewed by Plan/Design Review with their comments to also be forwarded to the Commission. A representative from BSC Group was present at the meeting. Mr. Rowley clarified that he had been in receipt of the revised plans today but was unsure as to what plans had been forwarded to the Commission.

**MOTION: Mr. Balzarini made a motion to refer the applicant to the Cape Cod Commission. Mr. Kooharian seconded the motion. All voted unanimously.**

The Chair signed the referral.

**Discussion on status of parking plan and Special Permit site plan at 168 Industrial Drive**

Mr. Fudala reported that the parking signs requested had been installed. However, landscaping and edging of the gravel spaces had not been done. The Chair requested that the item remain on the agenda.

**BOARD ITEMS**

**Old Business**

**Design Review Committee**-No meeting

**Community Preservation Committee**-Chairman Waygan referenced the Planning Board/Conservation Commission CPC application requesting funds for a trail and footbridge connecting Mashpee Commons to the High School over the Quashnet River. Mr. Rowley drafted a budget for the project, totaling \$84,800, including funds for unexpected costs and construction oversight. Mr. Fudala and Conservation Agent Drew McManus would be presenting the request at the CPC meeting at 7 p.m. on December 8. Mr. Balzarini and Mr. Rowley would also be in attendance. The Chair noted that a Recreation Department request for a disc golf course would be considered at the same meeting. Chairman Waygan reported that she planned to visit Barnstable County's Resource Office to investigate other sources of funds for the project. It was noted that the DCR program may be another possible source of funds. Mr. Rowley noted that the dikes would need work in order to create a foundation for the bridge. The Chair stated that ConsCom was the owner of the property where the footbridge would be installed, and was the reason they were serving as co-applicants on the project. The CPC has been informed about the Greenways concept. There was discussion about hand labor to be used for installing the bridge. Mr. Cummings inquired about the use of galvanized bolts with stainless steel and Mr. Rowley responded that he would look into the issue.

**Environmental Oversight Committee**- No meeting

**Historic District Commission**- No meeting but Mr. Fudala noted that a working group of the Historical Commission would be considering signage for historic sites in Mashpee. Chairman Waygan suggested that Mashpee signs be cohesive so as to stand out from other signs.

**MMR Military Civilian Community Council**-Update of MMR Joint Land Use

**Study**- No meeting

**Report on Status of Greenway Project**-As reported during CPC discussion. Mr. Fudala stated that the Town's insurance company had been resistant to Mashpee Common's plan but the Town Manager planned to support it as Town Counsel saw no issue.

**New Business**

**Billing for Land Court Reporter subscription renewal**

**MOTION: Mr. Balzarini made a motion to approve the Land Court Reporter subscription. Mr. Cummings seconded the motion. All voted unanimously.**

**Waterways Licenses**

-Mashpee Neck Marina, Inc. to construct and maintain expanded floating dock system, replacement bulkhead and boat ramp, perform dredging and establish a marina reconfiguration zone at 21 Frog Pond Close in Shoestring Bay

-63 Waterline Drive South Nominee Trust to maintain an existing fixed pier, piles, float and ramp at 63 Waterline Drive South in Great River

**CORRESPONDENCE**

-Eliza Cox, copy of DRI Application submitted to CCC for South Cape Village Building F1 demolition etc.

## **ADJOURNMENT**

**MOTION: Mr. Kooharian made a motion to adjourn. Mr. Balzarini seconded the motion. All voted unanimously. The meeting adjourned at 7:45 p.m.**

Respectfully submitted,

Jennifer M. Clifford  
Board Secretary

## **LIST OF DOCUMENTS**

-Charles Rowley 11/18/15 Letter Regarding Security Proposal, The Cottages, Phase II, New Seabury  
-Charles Rowley 11/18/15 Letter Regarding Request for Security Reduction, The Cottages, Phase I, New Seabury